
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District: **Capitol Hill Historic District**
Address: **411 New Jersey Avenue, SE**

Meeting Date: **September 27, 2018**
Case Number: **16-521**

☐ Agenda
☒ Consent
☒ Concept
☐ Alteration
☒ New Construction
☐ Demolition
☐ Subdivision

The applicant, The National Democratic Club, seeks a two-year extension of a concept approval for a new three-story building in the Capitol Hill Historic District. This property also falls under the jurisdiction of the Commission of Fine Arts under the Shipstead-Luce Act.

The Board reviewed the proposal on March 31, 2016 and on July 28, 2016. In July 2016 the Board voted to approve the concept as consistent with the purposes of the act, and that final approval be delegated to staff. The July 28, 2016 HPO staff report is attached.

The regulations state that the Board's recommendations on an application, including an application for conceptual design review and preliminary review, remains in effect for a period of two years from the date of the Board's action granting conceptual approval. Upon expiration of this period, the applicant may return to the Board with a request for an extension of one additional period of two years for good cause shown. The Board is not required to reopen the review of the application, and shall not unreasonably withhold its approval of an extension. (10C DCMR 332.1)

The staff recommends that the Board renew the concept approval with delegation to staff for final approval.

Staff contact: Gabriela Gutowski

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| Property Address: | 411 New Jersey Avenue, SE | X | Agenda |
| Landmark/District: | Capitol Hill Historic District | | Consent Calendar |
| Meeting Date: | July 28, 2016 | X | Concept Review |
| H.P.A. Number: | 16-521 | | Alteration |
| Staff Reviewer: | Steve Callcott | X | New Construction |
| | | | Demolition |
| | | | Subdivision |

The National Democratic Club, with plans prepared by Nelson Architects, seeks conceptual review for construction of a three-story conference and office building on a vacant site in the Capitol Hill Historic District.

Property Description

The vacant site is a de facto corner lot by virtue of being adjacent to a railroad easement that extends immediately north of the property. To the south is a three-story-plus-mansard roofed rowhouse and a coordinated row of four three-story Second Empire houses.

Proposal

The project calls for constructing a three-story office building to be clad in brick with a stone foundation. The façade would be symmetrically composed with a centered double door entrance flanked by paired casement windows on the first floor, a series of five casement windows on the second floor, and an attic story differentiated with ganged windows separated by piers. The window and door surrounds, proposed to be of precast, would project from the wall plane to form three-dimensional frames around the openings; the piers and enframing walls of the attic story would also be precast. The side elevation would have a shallow projecting bay facing north and would angle back to follow the property line; the third floor would contain a large terrace set into the mass of the building. The side and rear elevations would be finished in the same materials and have a commensurate degree of detailing as the façade.

Evaluation

The design has a classical dignity that is appropriate for a small office building close to the Capital while also having a height, scale and material use that relates well to the residential character of the surrounding historic district. The applicant should continue to work with staff on the design and detailing of the doors, windows and window surrounds.

Recommendation

The HPO recommends that the Review Board approve the concept as consistent with the purposes of the act, and that final approval be delegated to staff.